

# GARAGE CONSTRUCTION

PLEASE NOTE: These are general guidelines, not to be used in lieu of actual code requirements for final design. Your final design will be subject to plan review.

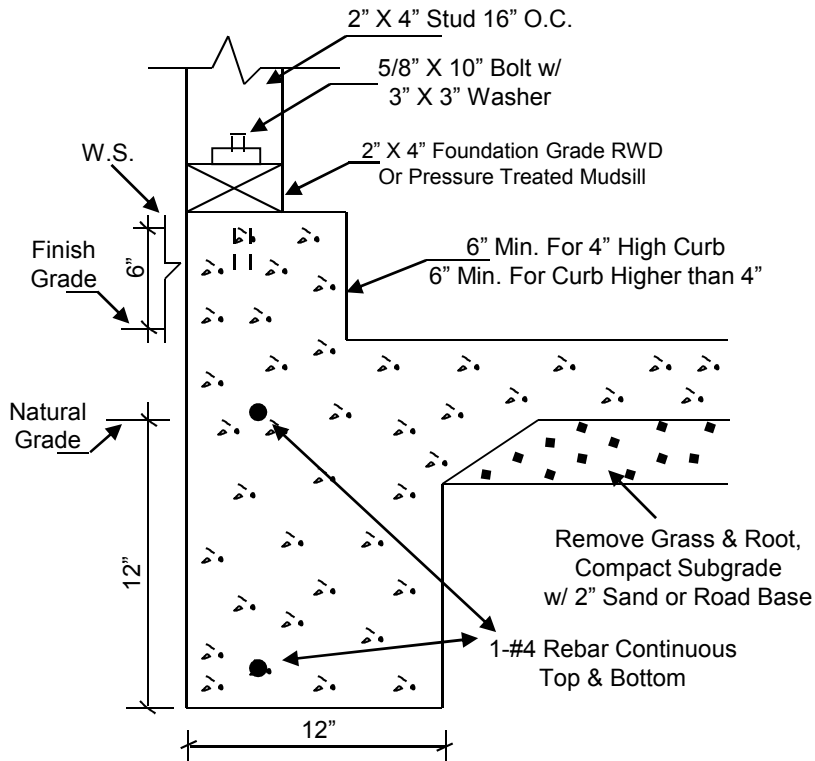


**BUILDING & SAFETY DIVISION  
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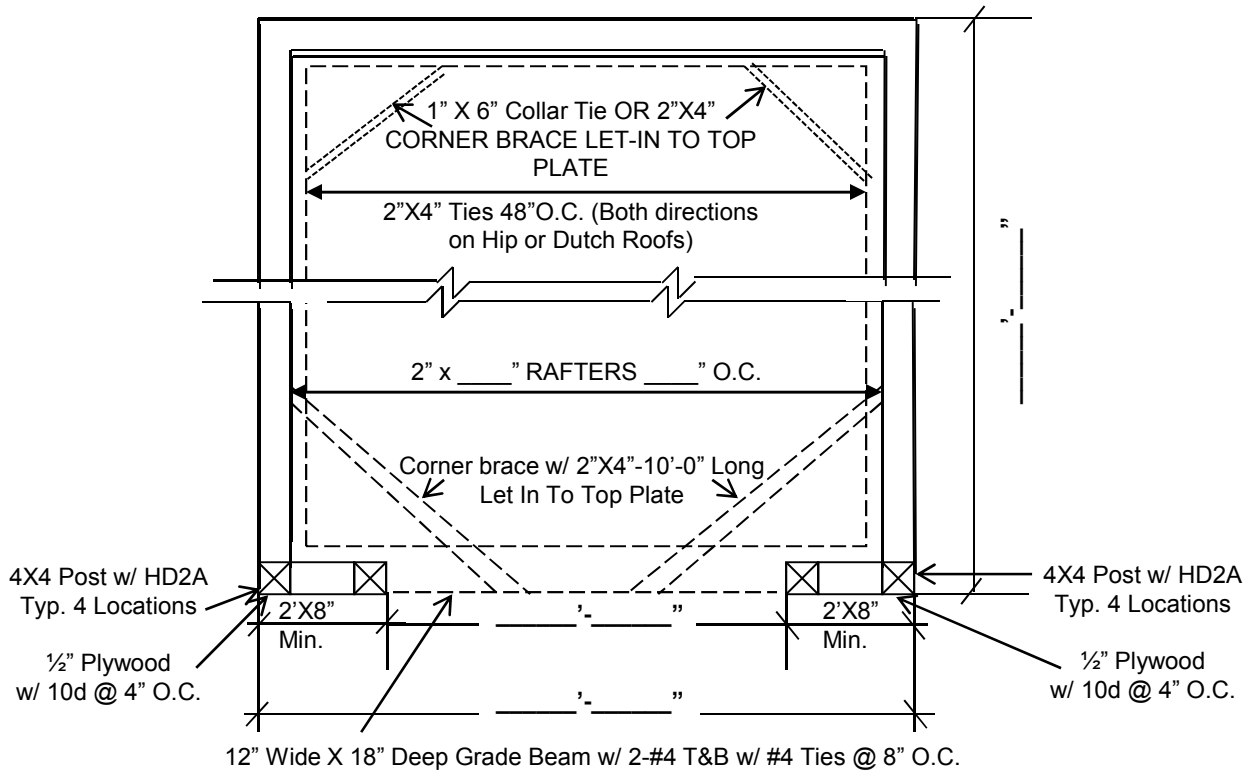
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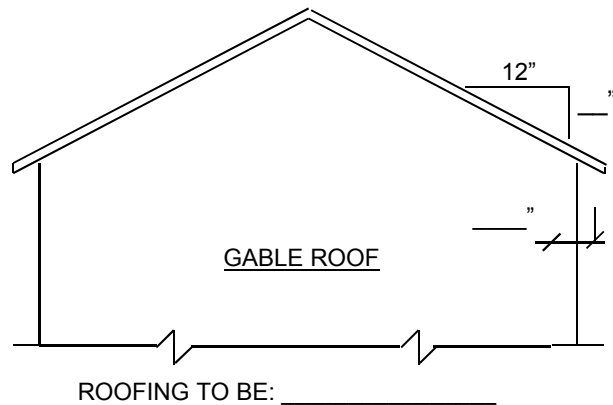
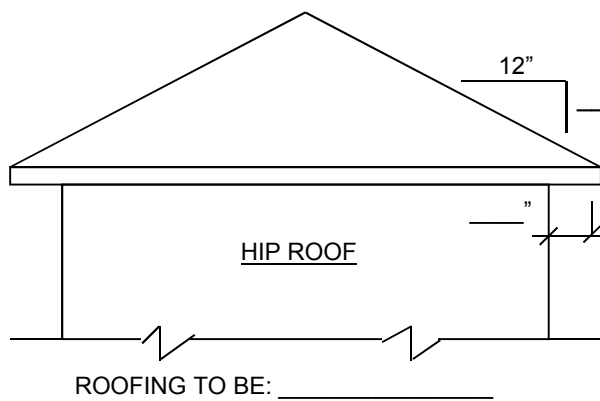
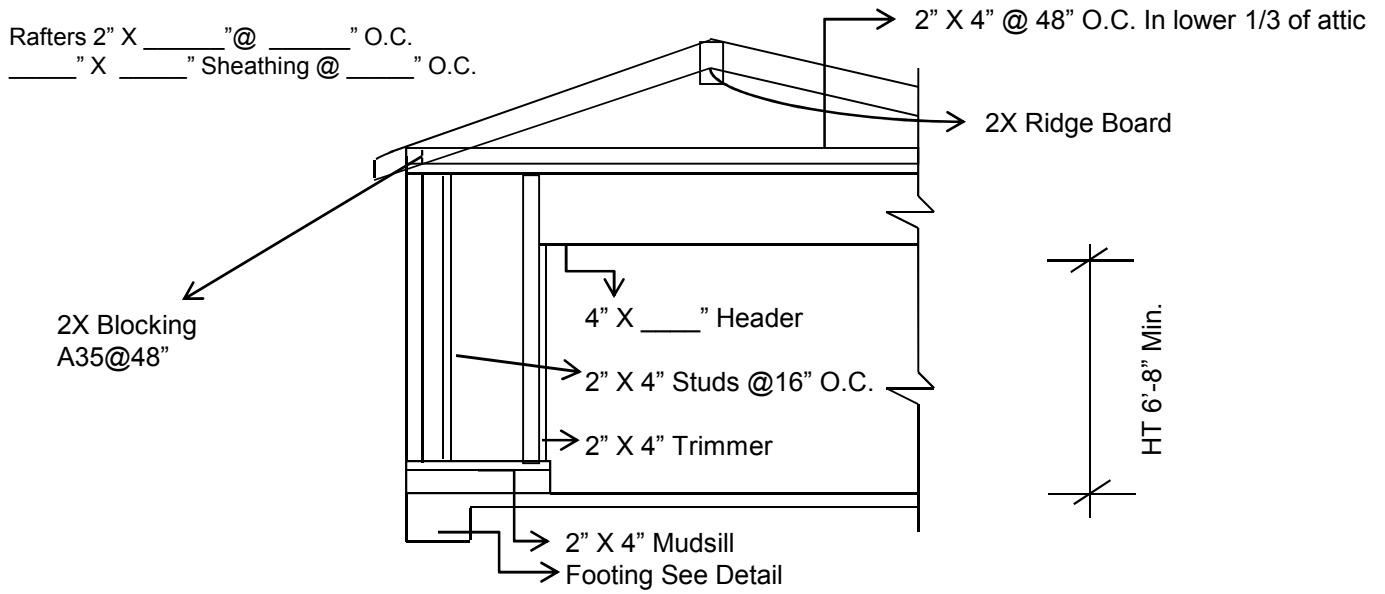
## FOOTING DETAIL



## FOUNDATION PLAN



## Framing Detail



SPANS FOR RAFTERS		
SLOPES 4:12 OR GREATER		
SIZE	SPACING	SPAN
2"	16"	7'-6"
2"	16"	12'-6"
SLOPES 4:12 OR LESS		
SIZE	SPACING	SPAN
2"X4"	16"	6'-6"
2"X6"	16"	12'-0"
2"X8"	16"	15'-6"
2"X10"	16"	19'-6"

# GENERAL NOTES

1. Framing lumber: standard grade douglas fir
2. Provide adequate braced wall panel
3. Ridge must be designed as a load bearing member if roof pitch is less than 3:12
4. Provide 5/8" X 10" anchor bolts with 3" X 3" plate washers 6" O.C. & 12" from ends, splices
5. Minimum size of a two car garage is 20' x 20' inside dimensions
6. Your site plan must show all property lines, the location of the garage and all set backs shown from the property lines
7. Must match architectural design of house in terms of exterior walls surface materials, roof materials, roof pitch and colors